I am personally acquainted, and who acknowledged that he executed the within deed for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tenn., this 24 day of Aug. I905.

J. C. Morelock,

STATE OF CALIFORNIA) (Seal) Notary Public.

San Francisco City and County : Personally appeared before me, John H. Ware a Notary Public in and for said County and State, the within named Johnson Bransford the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within ..... instrument for the purposes therein contained.

Witness my hand and official seal, at the City and County of San Francisco, California, this 24th day of August I905.

John H. Ware

(Seal) Notary Public in and for the City and County of San. Francisco, State of California. 303 Jas. Flood Bldg.

My. Commission expires Sept. 24th I907.

REC'D SEPTEMBER Ist I905 at 1. 05 P. M.

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REGISTERED SEPTEMBER 2 I905.

Nashville Trust Company :

To / DEED :

Miriam R. Downey Trustee : FOR AND IN CONSIDERATION of the sum of One hundred and fifty & no/I00 Dollars paid and to be paid by Eighty-five & 00/I00, as follows:

$85.00 in cash, the receipt whereof is hereby acknowledged, and $65.00 by one note made by Miriam R. and J. C. Downey, which note is as follows: J. C. Downey and wife Miriam R. Downey have executed their joint note of even date herewith, for Sixty-five & 00/I00 ($65.00) dollars due on or before One year after date, payable to the order of the Nashville Trust Company bearing 6% interest, and to secure and make certain the payment of which note, or deferred payment, a lien is hereby expressly reserved and retained on the lands hereinafter described and hereby conveyed, until the whole (principal and interest) is paid, the Nashville Trust Company, a corporation organized under the laws of Tennessee, and having its office in Davidson County, in said State, has bargained and sold, and does hereby transfer and convey unto Miriam R. Downey wife of J. C. Downey the following described land in Davidson County, State of Tennessee: Being lots twelve hundred and one (I20I) and twelve hundred and three (I203) of Block 27, Plan #2 of West Nashville, a plan of which is recorded in Book 57, page 172 of the registers office of said County. Said lots are described as follows: Beginning at the North-west corner of Louisiana Ave. and Twelfth Street, West Nashville, and running Westwardly sixty (60) feet along the Northerly margin of said Louisiana Avenue; thence Northerly at Rt. Angles One hundred and fifty (I50) feet to the Southerly margin of a twenty-five (25) foot alley; thence Easterly along the Southerly margin of said alley sixty (60) feet to the West margin of Twelfth Street; thence Southerly along the West margin of Twelfth Street one hundred and fifty

The entire debt named herein and secured by the within Conveyance has been paid to us, the holders thereof, and said lien is released. This 24 day of Aug. 1905.

Nashville Trust Co.

Attest

Miller Harris Register

(I50) feet to the beginning point.

To have and to hold the said lands, with the appurtenances thereto belonging to the said Miriam R. Downey Trustee for herself and children, heirs by J. C. Downey, with full power to mortgage, lease and convey as if she were a feme sole.

And the Nashville Trust Company covenant with the said Miriam R. Downey, Tr. that it is lawfully seized of said land, has a good right to convey it, and that it is unincumbered; and it does further covenant and bind itself to warrant and forever defend the title to said property to the said Miriam R. Downey Tr. heirs and assigns, against the lawful claims of all persons. In the event the one note above mentioned shall remain unpaid for 30 days after the same shall have matured, the then President of the Nashville Trust Company is hereby authorized and empowered to sell said property above described, at the Court-house door in the city of Nashville, for cash and free from the equity of redemption, after advertising such sale for four consecutive weeks by weekly publication in a newspaper published in said city, stating the time, place and terms of such sale, and apply the proceeds to the expenses of the sale, taxes, the payment of the above mentioned notes, and the remainder to the vendee herein; and the President of the vendor is hereby authorized to execute a deed to the purchaser, which shall be sufficient in law to pass the fee to the above described property. Any note or notes which are not due at the time of default in the payment of any note, shall immediately become due and payable upon such default occuring and continuing for ten days in like manner as if the same had matured according to its or their tenor. The payment of said note or notes may be enforced by suit at law or equity, at the option of the then owner and holder.

In Witness Whereof, the Nashville Trust Company has caused this instrument to be signed by its President and attested by its Secretary, under its corporate seal, this the 1st day of December I904. Nashville Trust Company

ATTEST: (Seal) BY Jos. H. Thompson, President.

G. H. Ewin, Secretary.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON) Before me, Jesse Cage, a Notary Public in and for said State and County, duly qualified and commissioned, personally appeared Jos. H. Thompson and G. H. Ewin with whom I am personally acquainted, and who upon oath acknowledged themselves to be the President and Secretary respectively of the Nashville Trust Company, the within named bargainor, a corporation, and that they, as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as President and Secretary respectively.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of December I904.

Jesse Cage,

(Seal) Notary Public.

REC'D SEPTEMBER Ist I905 at 1. 30 O'clock P. M.

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